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Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 06:40 AM Pg: 1 of 5

LIS PENDENS NOTICE

STATE OF ILLINOIS
COOK COUNTY

IN THE CIRCUIT COURT OF COOK
COUNTY

COOK COUNTY, ILLINOIS

Type or Print Complete Information

BMO HARRIS BANK N.A

Plaintiff,

vs.

ATG TRUST COMPANY, AN ILLINOIS
CORPORATION, AS TRUSTEE UNDER
THE PROVISIONS OF A TRUST
AGREEMENT DATED THE 1ST DAY OF
MAY, 2011, KNOWN AS TRUST NUMBER
L011-065; RICHARD W. WELSH AKA
RICHARD WELSH; UNKNOWN
BENEFICIARIES UNDER THE
PROVISIONS OF A TRUST AGREEMENT
DATED THE 1ST DAY OF MAY, 2011,
KNOWN AS TRUST NUMBER L011-065
; UNKNOWN OWNERS AND NON-
RECORD CLAIMANTS;

Defendants.

[Reserved for Recorder's Use Only]

CASE NO. 2022CH07725

Filed With The Court: 8/9/2022

LIS PENDENS & NOTICE OF FORECLOSURE

I, the undersigned, do hereby certify that I caused the above entitled mortgage foreclosure action to be filed in the above referenced circuit court and that the property affected by said cause is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

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P.I.N. 25-06-312-026-0000

- (i) The names of all plaintiffs, defendants and the case number are set forth above.
- (ii) The court in which the action was brought is set forth above.
- (iii) The names of the title holders of record are: ATG TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 1ST DAY OF MAY, 2011, KNOWN AS TRUST NUMBER L011-065
- (iv) The legal description is set forth below.
- (v) The common address or location of the property is: 9247 S. Oakley Ave. , Chicago, IL 60643.
- (vi) Identification of the mortgage sought to be foreclosed
 - a) Mortgagors: RICHARD W. WELSH AND LOIS B. WELSH
 - b) Mortgagee: HARRIS N.A.
 - c) Date of mortgage: June 17, 2005
 - d) Date and place of recording:
June 23, 2005 in the office of the Recorder of Deeds or County Clerk
 - e) Document number: 0517414275

Recording document identification:

The undersigned further certifies pursuant to 735 ILCS 5/15-1218;

- (a) The name and address of the party plaintiff making said claim and asserting said mortgage is: BMO HARRIS BANK N.A.
- (b) Said plaintiff claims a mortgage lien upon said real estate: 9247 S. Oakley Ave. , Chicago, IL 60643
- (c) The nature of said claim is the mortgage and foreclosure action described above.
- (d) The names of the persons against whom said claim is made are:
ATG TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT

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DATED THE 1ST DAY OF MAY, 2011, KNOWN AS TRUST NUMBER L011-065; RICHARD W. WELSH AKA RICHARD WELSH; UNKNOWN BENEFICIARIES UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED THE 1ST DAY OF MAY, 2011, KNOWN AS TRUST NUMBER L011-065; UNKNOWN OWNERS AND NON-RECORD CLAIMANTS;

- (e) The legal description of said real estate appears below.
- (f) The name and address of the person executing this notice appears below.
- (g) The name and address of the person who prepared this notice appears below.



One of its attorneys
Diaz Anselmo & Associates, LLC
Rebecca Fredona
ARDC# 0320914

Diaz Anselmo & Associates, LLC
Attorneys for Plaintiff
1771 West Diehl Road, Suite 120
Naperville, IL 60563
Telephone: (630) 453-6960
Facsimile: (630) 428-4620
Attorney No. Cook 64727, DuPage 293191
Service E-mail: midwestplcadings@dallegal.com

Prepared by and Return to:
Diaz Anselmo & Associates, LLC
1771 West Diehl Road, Suite 120
Naperville, IL 60563

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EXHIBIT A

THE SOUTH 42 FEET OF THE NORTH 82 FEET OF THE WEST 1/2 OF THAT PART OF LOT 52 LYING WEST OF THE WEST LINE OF BELL AVENUE IN GEORGE A. CHAMBER'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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CERTIFICATE OF SERVICE OF LIS PENDENS ON THE ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

AFFIDAVIT

State of Illinois)
) SS
County of Cook)

I, Kevin Traznik, on oath do hereby depose and state that I electronically delivered the attached Lis Pendens to the Illinois Department of Financial and Professional Regulation at the Thompson Center, 100 W. Randolph Street, Chicago, IL 60601, on 9/1/2022.

Date: 9/1/2022
Signature: Kevin Traznik
Name: Kevin Traznik
Title: Foreclosure Specialist
Company: Diaz Anselmo & Associates LLC

CERTIFICATION

Under penalties as provided by law pursuant to 735 ILCS 5/1-109, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.

Date: 9/1/2022
Signature: Kevin Traznik
Name: Kevin Traznik
Title: Foreclosure Specialist
Company: Diaz Anselmo & Associates LLC